BILL GARRETT, Davidson County
Trans:T20130091745 DEEDQC
Recvd: 10/25/13 10:35 2 pgs
Fees:12.00 Taxes:0.00
20131025-0111324

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney at Law
2525 21st Avenue South
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Thao Tran **15 Peachtree Street** **Nashville, TN 37210**	**SAME**	**119-06-0-285.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Preston Tran, unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Thao Tran, unmarried and Cuong Tran, unmarried,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 43, Section One, ROSEWOOD ESTATES, as of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 43 fronts 93 feet on the southerly margin of Peachtree Street and runs back between lines 143.92 feet on the easterly line and 148.83 feet on the westerly line to a line on the rear on which it measures 46.46 feet thereon.

BEING the same property conveyed to Preston Tran, unmarried and Thao Tran, unmarried, by Warranty Deed from Thoui Kounlavong, dated May 22, 2009, and filed of record on May 27, 2009, in Instrument No. 20090527-0048467, Register's Office for Davidson County, Tennessee.

This is improved property known as 15 Peachtree Street, Nashville, TN 37210.

The information on this Quitclaim Deed was taken from the prior Warranty Deed.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **23rd day of October, 2013.**

Preston Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Preston Tran,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **23rd day of October, 2013.**

NOTARY PUBLIC

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **-0-**.

(Affiant)

Subscribed and sworn to before me, this 23rd day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County